



Los Angeles County Department of Regional Planning

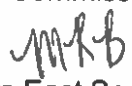
Planning for the Challenges Ahead



Richard J. Bruckner
Director

December 23, 2014

TO: Esther L. Valadez, Chair
Laura Shell, Vice Chair
David W. Louie, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Michele Bush 
Zoning Permits East Section

SUBJECT: Proposed Rowland Heights Community Plan Amendment
Project R2013-03046-(4)
18002 Colima Road, Rowland Heights

January 7, 2015 Regional Planning Commission Meeting
Agenda Item No. 7 - Discussion and Possible Action

Project No. R2013-03046-(4) contains a request for a plan amendment to the Rowland Heights Community General Plan. The current project request also includes a zone change from A-1-6,000 (Light Agricultural) to C-3 (Unlimited Commercial) zone and conditional use permit for a development program for a proposed 35,413 sq ft, two-story office building with subterranean parking. The 1.16 acre site, located at 18002 Colima Road, Rowland Heights, is currently developed with a retail plant nursery and wireless telecommunications facility. The applicant proposes to redevelop the site with an office building.

The Rowland Heights Community Plan states that any amendment to the Plan may be initiated only by the Regional Planning Commission or the Board of Supervisors (see attachment).

The Plan states that any such proposed amendment shall be reviewed by the Planning Advisory Committee, and at least one advertised community evening meeting shall be held in Rowland Heights. If your Commission initiates this application, the plan amendment application will be heard concurrently with the subject entitlement requests.

The site is located in the U1 - Urban 1 (1.1 to 3.2 du/ac) land use designation of the Rowland Heights Community Plan. The plan amendment requests to change the land use designation to the C (Commercial) designation to allow the office use. The U1- Urban designation does not allow commercial, service or office uses.

Staff does not seek a decision regarding the merit of this project. Staff has not prepared an analysis or a recommendation.

Staff seeks only direction from your Commission to commence processing the Plan Amendment application concurrently with the subject entitlement applications.

SUGGESTED MOTION

"I MOVE THAT THE REGIONAL PLANNING COMMISSION INITIATE CONSIDERATION OF AN AMENDMENT TO THE ROWLAND HEIGHTS COMMUNITY PLAN, AUTHORIZING THE MATTER TO BE SCHEDULED FOR CONSIDERATION AT A FUTURE DULY NOTICED PUBLIC HEARING."

Attachments:

Rowland Heights Community General Plan (Pg. 38)

Maps

Applicant's Project Description

Application

Plan Amendment Burden of Proof

MM:MB



R2013-03046-(4)

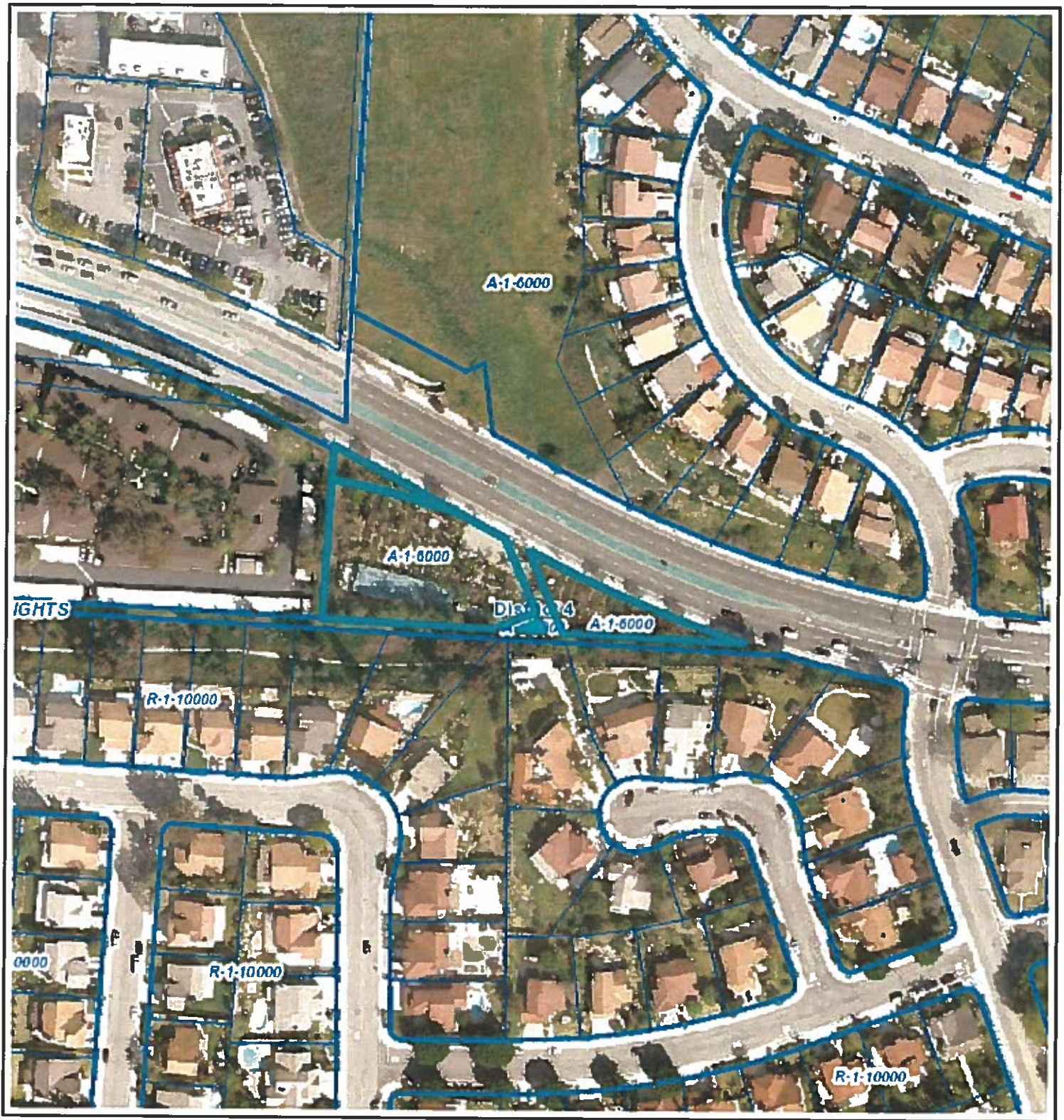
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Feet

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R2013-03046-(4)

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PLAN IMPLEMENTATION

Adoption of the Rowland Heights Community General Plan does not mark the end of the planning process, but rather signals the beginning of activities designed to bring into reality the policies set forth in the plan.

The plan is a decision-making tool which will guide public and private investment in the community. Proposals by public agencies to acquire or dispose of land or undertake construction projects in the community will be reviewed for consistency with the plan.

The County will initiate necessary changes in police power regulations, especially with respect to zoning ordinances, to help assure that private development also conforms to the goals and policies of the plan.

Although the police power provides a valuable tool in plan implementation, it is limited by the fact that it is mainly regulatory in nature. Effectuation of many plan proposals, such as acquisition and development of local parks and establishment of a trail system, will require action programs to be undertaken by various public agencies or formation of special districts. Such programs will depend heavily upon enthusiastic community support. This support demands that the plan be readily available to and understood by the residents and property owners of Rowland Heights.

In order to facilitate community involvement in planning activities, the plan recommends the formation of a Rowland Heights Zoned District. The community is now split into two districts, Puente and San Jose, which sometimes causes confusion regarding public notice of zoning and subdivision cases.

Just as the adoption of the plan does not end the planning process, the plan itself must be periodically reviewed to assure that it continues to address the needs of the community. Amendments to the Rowland Heights Plan may be initiated only by the Regional Planning Commission or the Board of Supervisors. Any such amendment will be reviewed by the Planning Advisory Committee and other interested community groups. In addition at least one advertised community-wide meeting will be held in Rowland Heights during evening hours to discuss the proposed amendment. Finally, no amendment shall become effective until it is subjected to public hearings and approval of the Regional Planning Commission and Board of Supervisors.

The community is encouraged to review and discuss all proposed development projects with the Department of Regional Planning and other appropriate agencies. In the past, the Planning Advisory Committee and Rowland Heights Coordinating Council have performed this function. It is recommended that they continue to provide this service to the community in the future.



ZONING PERMIT APPLICATION



This application must be submitted in person. For a submittal appointment, call 213-974-6438.

THIS SECTION - STAFF USE ONLY

Plan: U1 Urban 1 1.1 to 3.2 Code Section _____ Project No. R2013-03046
Zone: A-1-6080 Permit No. RZC#201400003
CSD: Rowland Heights RCU# T201400029
TOD: N/A REM# 201400059
ESHA / SEA: N/A RFS No. _____
SA: N E W SD: 1 2 3 (4) 5 ZD: Puente GB? (Y) N LID? (Y) N DT? (Y) N

1. Subject Property (Sujeto Propiedad)

Assessor's Parcel Number(s)

8265-003-013 & 8265-003-014

Property Size (Gross Area in Acres)

1.16 Acres

Property Address or Site Location

18002 Colima Rd., Rowland Heights, CA 91748

Name of Business or Establishment (If Applicable):

2. Uses (Usos)

Current: Nursey

Proposed: Business Office

☐ Continued (Renewal) Previous Permit Number: _____

Attach copy of Findings and Conditions if available.

3. Project Description (Proyecto) Describe project in detail. Attach additional page(s) if necessary. See Instructions/Checklist

A 35,413 s.f. office building comprising of 2 stories of offices above grade and a story of subterranean

parking below.

Check/Complete All That Apply:

☐ No Improvements Proposed

☒ Demolition

☐ Private Septic System

☐ Private Well

New Building Construction (SF): 35,413 sf

New Impervious Surfaces (Paving, Roofs, Etc. - SF): 35,180 sf

Grading (CY) Cut: 20,000 Fill: 0

Import: 0 Export: 0

☐ Balanced on Site

Alcohol Sales: ☐ Beer & Wine or ☐ Full Line of Alcohol

☐ On-site Consumption or ☐ Off-site Consumption

4. Applicant (Solicitante)

Name: CDA (Kenneth Pang)

Phone: 626-913-8101

Address: 17528 Rowland St. 2nd Fl.

Fax: _____

City/State: City of Industry, CA

ZIP: 91748

Email: kpang@cda-arc.com

5. Agent (Agente) If different from applicant

Name: _____

Phone: _____

Address: _____

Fax: _____

City/State: _____

ZIP: _____

Email: _____

6. Property Owner(s) (Dueño/a Registrado) If different from applicant

Name: Hung Chan Tsai

Phone: 626-581-1273

Address: 19601 East Walnut Drive South

Fax: _____

City/State: City of Industry, CA

ZIP: 91748

Email: hchtsai@legavenue.com

7. Owner / Applicant Certification (Certificación del Solicitante, Agente o Dueño/a)

By my signature below, I hereby certify the following:

1. I understand that it is the responsibility of the applicant to substantiate the request through the Burden of Proof.
2. I understand there is no guarantee - expressed or implied - that any permit will be granted. I understand that each matter must be carefully evaluated and after the evaluation has been conducted or the public hearing has been held. Staff's recommendation or decision may change during the course of the review based on the information presented.
3. I understand that planning staff is not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
4. I understand that the environmental review associated with the submittal of this application is preliminary, and that after further evaluation, additional information, reports, studies, applications and/or fees may be required.
5. I understand that if my application is denied, there is no refund of fees paid.
6. I understand that submitting inaccurate or incomplete information may result in delays or denial of my application.
7. I certify that the information provided in this application, including attachments, is accurate and correct to the best of my knowledge.
8. I have read and understand the foregoing, and agree to the submittal of this application.

Signature (Blue Ink):

Date: 02.17.2014

Print Name: Kenneth Pang

Check One: ☐ Owner ☒ Applicant

8. Oak Tree Certification (Certificación de Árboles Robles) (Pursuant to Chapter 22.56, Pt. 16)

Check only one box below:

- ☒ By my signature below, I certify that there are no oak trees or oak tree protected zones (five feet from the drip line of the canopy or within 15 feet of any oak tree trunk, whichever distance is greater) located on the subject property or properties.
- ☐ By my signature below, I certify that there are oak trees or protected zones (five feet from the drip line of the canopy or within 15 feet of any oak tree trunk, whichever distance is greater) within the subject property or properties, but that no work will be done within these protected areas. This applies to on and off-site oak trees. All oak tree dimensions, including trunk diameter and canopy, should accurately be depicted on the plans and be drawn to an acceptable scale.
- ☐ By my signature below, I certify that project activity will occur within the protected zone of an oak tree (five feet from the drip line of the canopy or within 15 feet of an oak tree trunk) and that I have concurrently submitted an Oak Tree Permit application. All oak tree dimensions, including trunk diameter and canopy, are accurately depicted on the plans and drawn to an acceptable scale.

Signature (Blue Ink):

Date: 02.19.14

Print Name: Kenneth Pang

Check One: ☐ Owner ☒ Applicant ☐ Agent

9. Lobbyist Statement (Información de un Grupo de Presión)

The Los Angeles County Lobbyist Ordinance, effective May 7, 1993, requires certification that each person who applies for a County permit is familiar with the requirements of Ordinance No. 93-0031 (Lobbyist Ordinance), and that all persons acting on behalf of the applicant have complied and will continue to comply with the requirements of said Ordinance through the application process. By my signature below, I hereby certify that I am familiar with the requirements of Ordinance No. 93-0031 and understand that making such a certification, and compliance with this ordinance, shall be conditions precedent to granting the permit requested, license, contract or franchise.

Signature (Blue Ink):

Date: 03.03.14

Print Name:

Check One: ☐ Owner ☒ Applicant ☐ Agent

Lobbyist Permit Number, If Applicable:

The information requested is required for a Zoning Permit, Director's Review and Oak Tree Permit, pursuant to Sec. 22.56 of the Zoning Ordinance. Failure to provide complete and accurate information will cause delay. All required supplemental information must be submitted with this application. Additional application forms are available at: <http://planning.lacounty.gov/apps>. See instructions and checklist. For assistance, call 213-974-6411 or click <http://planning.lacounty.gov/who>.

**IF YOU SUSPECT FRAUD OR WRONGDOING BY A COUNTY EMPLOYEE, PLEASE REPORT IT TO
THE COUNTY FRAUD HOTLINE AT 1-800-544-6861 OR WWW.LACOUNTYFRAUD.ORG.
YOU MAY REMAIN ANONYMOUS.**

THIS SECTION - STAFF USE ONLY - LDCC COMMENTS



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



GENERAL PLAN AMENDMENT BURDEN OF PROOF

The applicant for a General Plan Amendment Application shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. A need for the proposed General Plan exists because:
There is a proposal for a office development on the site which is not allowed under U1 designation.
B. The particular amendment proposed is appropriate and proper because:
The surrounding properties and lots are of higher density development. The current site applying for general plan is an oddity in the neighborhood. To the west is a U5 designation, to the east is a U4 designation, and to the north is C & U2 designations. Amending the current site for higher density uses would make the site more consistent with the current neighborhood.
C. Modified conditions warrant a revision to the County of Los Angeles General Plan because:
The original designation of U1 would restrict site to single-family, agricultural uses. The property under consideration is a proper location for C designation because there is demand for commercial development in the area. Also the area is already currently a mix of commercial and residential use. A large commercial center already lay approx. 500 ft northwest of the property and about 800 ft east of the site a large C zoned plaza is already in existing. The old U1 designation is no longer appropriate for this neighborhood in Rowland Heights since it has developed into a multi-family, commercial district.
D. Approval of the proposed General Plan Amendment will be in the interested of public health, safety and general welfare and in conformity with good planning practices because:
Currently the underdeveloped agricultural land is out of place with the rest of Rowland Heights neighborhood. A zone change to C will make the site visually conform with the neighborhood of offices, retail, and multifamily use. The change to C will also bring more offices to the area and consequently help to bring more jobs to the area. C will also potentially bring in medical offices which will offer medical services to the local population it would not have access to under the original agricultural zoning.